



# 12145 Falabella Drive, Providence Village, TX 76227

Comparative Market Analysis • Saved on February 23, 2026 at 03:19 PM

## BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

### \$1,888/month

Based on 25 comparable properties

Confidence: N/A

## AI Rent Estimate

■ Machine Learning Model

### \$1,695/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

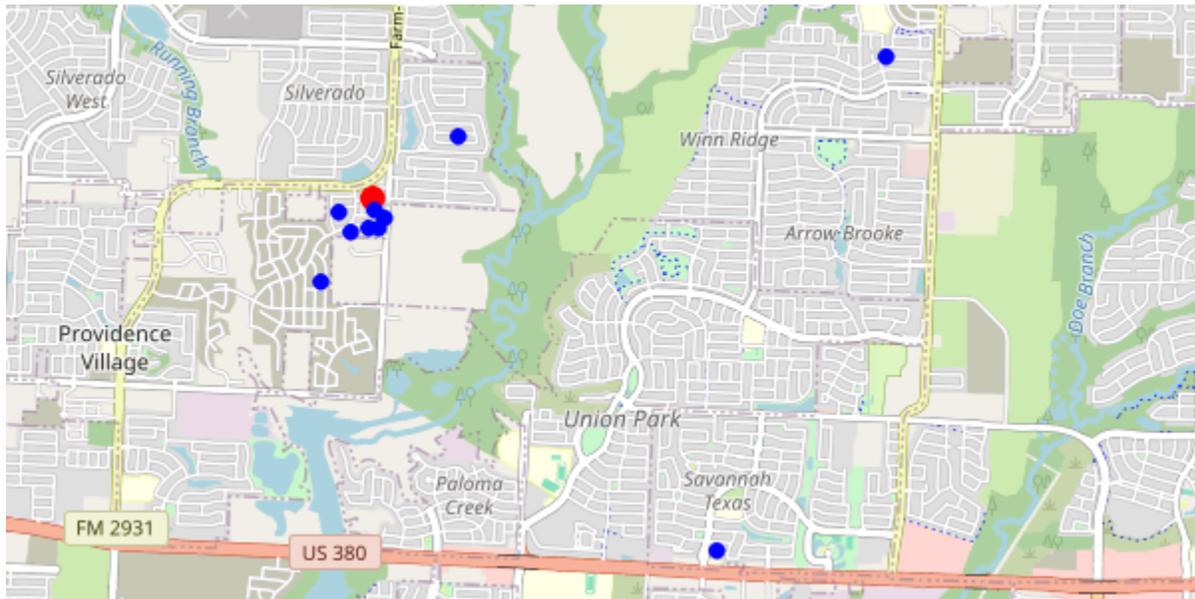
## Property Details

Address	12145 Falabella Drive, Providence Village, TX 76227
Bedrooms	3
Bathrooms	3.0
Square Feet	1,202
Property Type	Single Family

## Comparable Properties Summary

Total Comparables	25
High Correlation Properties	5
Average Comp Rent	\$1,927
Rent Range	\$1,605 - \$2,171

## Property Location Map



Subject property location shown on map. View the web version for an interactive map with all comparable properties.

## Comparable Properties (25)

12113 Steeplechase Dr, Aubrey, TX 76227	Single Family	\$1,650	3BR/2.5BA	0	0.19 mi	100%
4216 Haflinger Rd, Providence Village, TX 76227	Single Family	\$1,595	3BR/2.5BA	0	0.06 mi	100%

12156 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,595	3BR/2.5BA	0	0.15 mi	100%
12188 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,695	3BR/2.5BA	0	0.15 mi	93%
4116 Belmont Dr, Providence Village, TX 76227	Single Family	\$1,695	3BR/2.5BA	0	0.12 mi	93%
4049 Criollo Ct, Providence Village, TX 76227	Single Family	\$1,800	3BR/2BA	0	0.18 mi	88%
3116 Burmese St, Providence Village, TX 76227	Single Family	\$1,795	3BR/2BA	0	0.49 mi	88%
1013 Bruni Ct, Aubrey, TX 76227	Single Family	\$2,500	3BR/2BA	0	2.45 mi	84%
13140 Sanctuary Dr, Providence Village, TX 76227	Single Family	\$2,000	3BR/2BA	0	0.52 mi	77%
1709 Trace Dr, Aubrey, TX 76227	Single Family	\$1,949	3BR/2BA	0	2.66 mi	77%
2109 Sun Creek Dr, Little Elm, TX 75068	Single Family	\$1,895	3BR/2BA	0	2.61 mi	77%
12200 Steeplechase Dr, Aubrey, TX 76227	Single Family	\$1,795	4BR/2.5BA	0	0.20 mi	75%
12165 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,850	4BR/2.5BA	0	0.12 mi	75%
12148 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,795	4BR/2.5BA	0	0.15 mi	75%
160 Oak Grove Ln, Aubrey, TX 76227	Single Family	\$2,158	2BR/2BA	0	2.29 mi	74%
968 Glover Dr, Aubrey, TX 76227	Single Family	\$2,000	3BR/2BA	0	1.84 mi	73%
1790 Alamandine Ave, Crossroads, TX 76227	Single Family	\$2,410	3BR/2BA	0	2.27 mi	69%
1217 Charleston Ln, Savannah, TX 76227	Single Family	\$2,075	3BR/2BA	0	2.38 mi	69%
1013 Lake Grove Dr, Little Elm, TX 75068	Single Family	\$1,900	3BR/2BA	0	2.87 mi	69%
3408 Harper St, Little Elm, TX 75068	Single Family	\$1,895	3BR/2BA	0	2.64 mi	69%
1460 Acmite Ave, Crossroads, TX 76227	Single Family	\$2,000	3BR/2BA	0	2.39 mi	69%
1490 Alamandine Ave, Crossroads, TX 76227	Single Family	\$2,100	3BR/2BA	0	2.35 mi	69%
1433 Villa Paloma Blvd, Little Elm, TX 75068	Single Family	\$2,250	3BR/2BA	0	2.90 mi	69%
1116 Oakcrest Dr, Providence Village, TX 76227	Single Family	\$1,860	3BR/2.5BA	0	1.73 mi	68%
9810 Walnut Hill Dr, Providence Village, TX 76227	Single Family	\$1,925	3BR/2.5BA	0	1.70 mi	68%

**Note:** Comparables are ranked by correlation score (90%+ = high correlation). Properties with higher correlation scores are more similar to the subject property.

Blue Atlas Realty | Professional Property Management

Data Source: BA Algorithm with RentCast Comparables | Analysis Date: February 23, 2026

This report is for informational purposes only and should not be considered as a formal appraisal.